

AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 18, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-19352 - OWNER/APPLICANT: GREYMOUTH, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-5062), and Extension of Time (EOT-17460).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 2/26/07 and the landscape plan, floorplans, and building elevations, date stamped 1/23/07, except as amended by conditions herein.
4. A Waiver from LVMC Title 19.10 is hereby approved, to allow zero landscaping planters in the parking lot where one is required for each six parking spaces.
5. The standards for this development shall include a Minimum lot size of 6,500 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
6. The minimum distance between buildings shall be 20 feet.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan to provide:

All trees are to reflect the appropriate 24-inch box size.

The following amounts of additional trees are required:

One 24" box tree along Searles Avenue.

Two 24" box trees along 23rd Street.

Four (4) five-gallon shrubs per tree.

Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, without limitation, rocks and small stones, crushed rock and bark, installed to a minimum depth of two inches in all areas.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from North 23rd Street.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
19. Site development to comply with all applicable conditions of approval for ZON-5062 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 50-unit multi-family residential development on 2.25 acres located at 2380 Searles Avenue. The proposal consists of 12 fourplexes and 1 duplex, with a mix of 2-bedroom and 3-bedroom floorplans, all two stories high.

The applicant has requested a Waiver to the Title 19.10 parking lot landscaping requirements to allow no landscape islands.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
9/06/00	The City Council approved the Las Vegas 2020 Master Plan. The subject site is located within the Neighborhood Revitalization Area as described in the Plan.
11/03/04	The City Council approved: a General Plan Amendment (GPA-5060) changing a portion of the General Plan from SC (Service Commercial) to M (Medium Density Residential), a Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential), and a Site Development Plan Review (SDR-5063) for a 52-unit apartment complex. Planning Commission and Staff recommended approval.
12/06/06	The City Council approved the concurrent requests for Extensions of Time (EOT-17460 & EOT-17462) for an approved Rezoning (ZON-5062) and for an approved Site Development Plan Review (SDR-5063) at 2380 Searles Avenue.
03/22/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #27/mh).
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
1/09/07	A pre-application conference was held to discuss the new site development review for the Searles Avenue Apartment Complex. Issues regarding the future development of the multi-family project from apartments to condominiums were raised with Building & Safety staff recommending a minimum building separation of 20 feet and providing fire sprinklers. Parking and landscape requirements were discussed with the applicant requesting information regarding a waiver to the Title 19.10 parking lot landscaping standards.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not required nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.25 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	C-2 with a resolution of intent to R-3 (Medium Density Residential)
North	Undeveloped & Major Auto Repair Garage	SC (Service Commercial)	R-1 (Single Family Residential) & C-2 (General Commercial)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Auto Parts Store & Convenience Store	SC (Service Commercial)	C-2 (General Commercial)
West	Multi-family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 Square Feet	2.25 Acres	Y
Min. Lot Width	N/A	280 Feet	N/A
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	20 Feet 5 Feet 5 Feet 20 Feet	20 Feet 76 Feet 15 Feet 78 Feet	Y Y Y Y
Min. Distance Between Buildings	10	20	Y
Max. Lot Coverage	NA	NA	NA
Max. Building Height	2 Stories / 35 Feet	2 Stories/22 Feet	Y
Trash Enclosure	Screened & covered	Screened & covered	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060 the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	66 feet	80 feet	Y
Adjacent development matching setback	5 feet	10 feet	Y
Trash Enclosure	50 feet	185 feet	Y

Existing Zoning	Permitted Density	Units Allowed
C-2 with a resolution of intent to R-3 (Medium Density Residential)	Unlimited (C-2 in MXU) 13-25 DUAC (R-3)	N/A 56 units
Proposed Zoning	Permitted Density	Units Allowed
R-3 (Medium Density Residential)	13-25 DUAC	56 units
General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 DUAC	57 units

Pursuant to Title 19.12 the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Trees/ 6 Spaces	17 Trees	0	N
Buffer: Min. Trees	1 Tree/20 Linear Feet	61 Trees	55	N
TOTAL		81 Trees	55	N
Min. Zone Width	8 Feet		8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family							
3-bedroom Unit	22 units	2 spaces/unit	44		44		Y
2-bedroom Unit	28 units	1.75 spaces/unit	49		49		Y
subtotal			93	4	93	4	Y
Visitor spaces	9	1 space/6 units	9		9		Y
TOTAL (including handicap)			102	4	103	4	Y

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
To allow no parking lot landscape islands	One five-foot landscape island per six parking spaces.	Approval

ANALYSIS

- Redevelopment Plan

The subject site is located within the Las Vegas Redevelopment Plan Area. The Plan identifies neighborhoods that may contain declining infrastructure, increasing traffic and noise, and increases in property crimes and vandalism, so that they may be stabilized and protected from further deterioration.

- General Plan & Zoning

The subject site has a General Plan category of M (Medium Density Residential), which allows for a maximum density of 25.49 units per acre. The proposed 21.33 residential dwelling units per acre are below the maximum permitted density of 25.49 dwelling units per acre.

The site was rezoned (ZON-5062) from C-2 (General Commercial) Zone to R-3 (Medium Density Residential) Zone with a Resolution of Intent set to expire November 6th, 2006. An Extension of Time for the rezoning (EOT-17462) was granted extending the expiration of the Resolution of Intent to November 6th, 2008.

- Site Plan

The site plan represents a fairly typical layout of buildings and parking areas. Circulation around the site is adequate with paths provided for pedestrian access. Two trash enclosures are located adjacent to the north side of Building #1. As shown on the provided plans, parking is shown to be entirely uncovered.

- Waivers

The applicant has requested a waiver to the five-foot wide parking landscape islands in the provided justification letter. The provided landscape plan is also deficient in perimeter and parking lot trees and shrubs with their addition being conditioned as part of the approval of this application.

- Landscape Plan

Parking lot landscaping and perimeter buffer planters and materials, including shrubs and groundcover, are not in compliance with Title 19 and the Landscape, Wall and Buffer Standards. The parking area and frontages feature primarily 15-gallon Red Leaf Plum, while the south and west buffer areas show 24-gallon Mondel Pines where 24-inch boxe trees are the minimum required for screening the existing commercially zoned property. Spaces between buildings are sparsely landscaped with a mixture of Red Leaf Plum, Mondel Pines, and an inadequate amount of Deer Grass.

A condition has been added to this application addressing the improper tree sizes being listed and the overall shortage of trees and shrubs.

- Elevations

The proposed elevations are harmonious and compatible with development in the area and are not undesirable in appearance. The cement plaster and tile roofing materials are typical of residential buildings across the area. The proposed colors are of a desert-tone palette with the exterior building color painted “Sandy Beach”, a terracotta tile roofing, and “Saddle Brown” for the exterior trim.

- Floor Plans

The development is made up of 28 two-bedroom units and 22 three-bedroom plans with accessibility provided by means of five-foot paths to each building.

FINDINGS

The following findings must be made for an SDR:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed 50-unit apartment project is compatible with existing for-rent multi-family dwellings to the west and provides a transition between more intense general commercial uses to the north and east and the less-intense single-family uses to the south.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

Per a previously approved General Plan Amendment (GPA-5060) to M (Medium Density Residential) and Rezoning (ZON-5062) to R-3 (Medium Density Residential) and the submitted plans, the proposed apartment complex is consistent with the General Plan, Title 19, and the Landscape, Wall and Buffer Standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Searles Avenue and 23rd Street, both 60-foot rights-of-way, are adequate in size to accommodate multi-family uses, such as the ones proposed for this site. Therefore, the proposed site access and on-site circulation will not negatively impact the adjacent roadways.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials are generally appropriate for the area and are substantially in compliance with the City's requirements. Staff recommends additional landscape in the form of trees to be added to the open space areas between buildings.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed elevations are harmonious and compatible with development in the area and are not undesirable in appearance.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed apartment complex will be subject to inspections for building permits, and will therefore not compromise the public health, safety and welfare.

PLANNING COMMISSION ACTION

A condition shall be added to reference the correct number of units.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 11

SENATE DISTRICT 2

NOTICES MAILED 300 by Planning Department

APPROVALS 0

PROTESTS 0